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AUDITOR-CONTROLLER

**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

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April 17 2002

TO: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: J. Tyler McCauley
Auditor-Controller

David E. Janssen
Chief Administrative Officer

SUBJECT: LA VINA PROJECT FILE REVIEW – SECOND STATUS REPORT

On February 19, 2002, your Board instructed the Auditor-Controller, in conjunction with the Chief Administrative Officer, to audit the La Vina project files and report back with a list of conditions placed on the project, the implementation status of each of these conditions, and other pertinent information.

On March 14, 2002, we issued a status report to your Board stating that we had completed an initial listing of conditions placed on the La Vina project. Our list identified over 700 conditions and was formatted into a matrix that provided details related to specific conditions, dates, and agencies responsible for enforcement and verification of each condition.

Since our last report, we have worked with the Fifth Supervisorial District to identify conditions that require a detailed review to verify their completion status. We have grouped the conditions into six specific categories that represent "quality of life" issues associated with the La Vina project.

- Hiking and Equestrian Trails
- Park Improvements
- Circulation Improvements
- Landscaping
- Tree Preservation and Augmentation
- Drainage

Conditions that did not fit into a specific category, or were too few to warrant a stand-alone category, were placed into an "other" category.

In addition, on April 11, 2002, we sent the involved County departments the listing of conditions (See Attachment 1) and instructed them to provide us with the current status of each condition assigned to their department, including supporting documentation. We have scheduled the following dates to meet with representatives from each department to review the current status of their assigned conditions and their related supporting documentation.

<u>Department</u>	<u>Meeting Date</u>
Fire Department	May 9, 2002
Department of Parks and Recreation	April 24, 2002
Department of Public Works	May 6, 2002
Department of Regional Planning	April 25, 2002

After our scheduled meetings with the departments, we will begin verifying the accuracy of the information they provided. This will include confirming some of the documented information with on-site inspections. The departments will also assign staff to provide technical support as our staffs require. After we have met with the departments, we will provide your Board with a third status report that includes the results of our meetings with the departments and a timeline for completion.

If you have questions regarding this matter, please contact us or your staff may contact Lari Sheehan of the Chief Administrative Office at (213) 974-1174 or DeWitt Roberts of the Auditor-Controller at (213) 974-0301.

JTM:DEJ
LS:DR:DC

Attachment

c: Timothy Gallagher, Director, Department of Parks and Recreation
James A. Noyes, Director, Department of Public Works
James Hartl, Director, Department of Regional Planning
P. Michael Freeman, Chief, Fire Department
Lloyd W. Pellman, County Counsel
Executive Officer, Board of Supervisors
Public Information Officer

LA VINA DEVELOPMENT PROJECT

Summary of "Quality of Life" Conditions

Conditions	<i>Number of Conditions</i>
Hiking & Equestrian Trails	49
Park Improvements	14
Circulation Improvements	31
Drainage	6
Landscaping	6
Tree Preservation & Augmentation	9
Other	74
Total Number of Conditions	189

LA VINA DEVELOPMENT PROJECT								
HIKING & EQUESTRIAN TRAILS								
Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)	
53	CAO	12	La Vina Specific Plan	To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.	DRP	12/26/89	62,63	
63	CAO	22	La Vina Specific Plan	To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.	DRP	12/26/89	53	
127	CAO	86	La Vina Specific Plan	The Department of Parks and Recreation agrees to the developer proposal for the construction of a hiking and equestrian trail system per their submitted plans in the Specific Plan.	DPR	12/26/89		
168	CAO	127	La Vina Specific Plan	Prior to the issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated on Exhibit 5. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.	DPR, DPW	12/26/89	126, 128, 129, 323	
184	Box 1	8	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The La Vina Plan - Millard Canyon Hiking Trail- Millard Canyon runs along the western boundary and through the northern open space area of La Vina. This beautiful wooded area, saturated with flowing streams and canopied by diverse evergreens has not been accessible to the public. The La Vina plan proposes a dedicated hiking trail beginning in Loma Alta Park, winding up through Millard Canyon to the Millard Canyon Campground. There it will intersect with the existing trail system through the San Gabriel Mountains, an area considered by the Sierra Club and the Santa Monica Mountains Conservancy to be one of the most pristine in the trail system.	DPR	6/1/90	126, 128, 168, 323	
186	Box 1	10	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The La Vina Plan - Equestrian Trail & Lots- During the planning of La Vina, the equestrian community sought assurances that the equestrian heritage of Altadena would be preserved. In response, 14 lots in the southern end of the project have been designated as equestrian lots, allowing homeowners to have horses on-site. These lots are close to the proposed 4 1/2 acre equestrian center that is to become part of Loma Alta Park, and immediately accessible to the planned equestrian trails.	DRP	6/1/90		
197	Box 3	2	Quimby Meeting Minutes	Department of Parks and Recreation will develop trail easements off Lincoln Ave and the other in an open space lot adjacent to the proposed Sunset Dr.	DPR	7/31/90		
311	CAO	1	Notice of Obligation for Tract Map #45546	Provide easement of Loma Alta Trail to the satisfaction of the Parks and Recreation Department. Because of the necessity to show trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract Map. Trail OK as shown on map dated 6/12/91 "Exhibit A".	DPR	6/12/91		
323	Box 3	12	La Vina Specific Plan No. 2 - Site Plan Review and Vesting Tentative Tract 45546	Prior to issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated in Exhibit 6 of the Specific Plan. Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.	DPR	1/1/92	168	
383	CAO	50	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	The hiking and riding trails will have specified access points and shall be converted to interpretive trails.	DPR	1/26/93		
473	Regional Planning	56	Mitigation Monitoring Program Report - August 1999	Biological Resources. Proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Sign posts shall be incorporated on the trail to educate users about the species to be observed and their value to a balanced ecology. In addition, sign posts shall educate users as to the importance of riparian habitats.	DPR	5/93		
535	Regional Planning	9	1st Amendment to Tentative Tract Map No. 45546	Provide 10-20 variable easement for Loma Alta Trail to the satisfaction of the Parks and Recreation Department. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract or Tentative Parcel Map.	DPR	7/26/93		
641	Regional Planning	99	Urban Vision Report April 1995 (Specific Plan Conformance Report)	Prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the portion of the trail located off-site.	DRP	Prior to 1995	165, 320	

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
642	Regional Planning	100	Urban Vision Report April 1995 (Specific Plan Conformance Report)	Prior to the issuance of the 170th building permit, construction of the equestrian trails south of Loma Alta Drive shall be completed as indicated in Exhibit 7 of the Specific Plan. Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the trail improvement plan.	DRP	Prior to 1995	167, 322
664	CAO	1	Letter to Coscan Davidson Homes from Parks and Recreation	Removal of the Equestrian Trail that runs along Lincoln Avenue, specifically north of the park and terminates at the project gate.	DPW/ DPR	3/1/95	
665	Regional Planning	1	Notice of Trail Requirement	Provide 10' easement for sunset/Channel Ridge Riding and Hiking Trail to the satisfaction of the Parks and Recreation Department. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract. (Variable Easement)	DPR	12/27/95	
705	Box 1	1	Trail Construction Policies	A ten foot width is desirable.	DPR, Contractor(s)	5/28/96	
706	Box 1	2	Trail Construction Policies	A minimum tread of four feet is permitted for short distances in areas where obstacles can not be avoided as long as the following criteria are met: * A clear area above the obstacles of six feet can be maintained for equestrian riders to pass through. * There is clear visibility to an area eight feet wide and not less than ten feet	DPR, Contractor(s)	5/28/96	
707	Box 1	3	Trail Construction Policies	A minimum tread width of eight feet is required at corners and in hazardous areas. A ten foot tread width is recommended.	DPR, Contractor(s)	5/28/96	
708	Box 1	4	Trail Construction Policies	Fencing shall be provided to confine users to the trail for the following purposes: * Hazards could cause injury to the trail user. * Where deviation from the trail could impact adjacent properties. * Where deviation from the trail could negatively impact a sensitive environmental area. * Where deviation from the trail could negatively impact a sensitive historical area.	DPW, Contractor(s)	5/28/96	
710	Box 1	6	Trail Construction Policies	If a road crossing is placed in a location where traffic might not be expecting to see a crossing it is recommended that a series of Bot Dots is placed across the roadway within site of the Equestrian crossing to alert motorists of the non-typical crossing.	DPW, Contractor(s)	5/28/96	
711	Box 1	7	Trail Construction Policies	New regional trails must be located along limited access facilities. Flood control channels are usually the best facilities for this purpose. Other possible facilities are freeways and parkways.	DPW, DPR, Contractor(s)	5/28/96	v
712	Box 1	8	Trail Construction Policies	Connector and local trails may be located along property boundaries, if all property owners are in agreement and the trail will not present a hardship to the community or the property owners.	DPW, DPR, Contractor(s)	5/28/96	
714	Box 1	10	Trail Construction Policies	Trail Separation: Trail must be separated (by fence, slope, etc.) from any road which it parallels.	DPW, DPR, Contractor(s)	5/28/96	
715	Box 1	11	Trail Construction Policies	Drainage: Trail should outslope 3%, with grade dips where necessary to prevent erosion and to drain the trail.	DPW, DPR, Contractor(s)	5/28/96	
716	Box 1	12	Trail Construction Policies	Grade: A maximum of 10%.	DPW, DPR, Contractor(s)	5/28/96	
717	Box 1	13	Trail Construction Policies	Slope Stabilization: On cuts and fills, drainage areas, and other areas affected by erosion from the trail placement, slopes should be planted and/or treated with slope stabilization devices as necessary to prevent erosion.	DPW, DPR, Contractor(s)	5/28/96	

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718	Box 1	14	Trail Construction Policies	Water Crossing: Must be made safe for riders and hikers to cross during normal flow, and must be fenced and gated to permit the crossing to be closed during dangerous periods.	DPW, DPR, Contractor(s)	5/28/96	
720	Box 1	16	Trail Construction Policies	Signs: Locate signs at trail entrances announcing the prohibition of vehicles, and giving trail name and destination; also along route where necessary for safety to restrict riders and hikers to the trail.	DPW, DPR, Contractor(s)	5/28/96	
721	Box 1	17	Trail Construction Policies	Surfacing: The route should be graded and oiled with road oil a minimum of three times before it is opened. High quality wood shavings may also be used.	DPW, DPR, Contractor(s)	5/28/96	725
722	Box 1	18	Trail Construction Policies	Road Crossings: All road crossings, other than dead-end type streets, must be crossed by means of underpasses or overpasses.	DPW, DPR, Contractor(s)	5/28/96	
723	Box 1	19	Trail Construction Policies	Standards for underpasses: * Width: 8 feet minimum * Fence Height: 10 feet minimum * Drainage: Must be drained to outside * Lighting: Must have constant lighting	DPW, DPR, Contractor(s)	5/28/96	
724	Box 1	20	Trail Construction Policies	Standards for overpasses: * Width: 8 feet minimum * Fence Height: 10 feet minimum * Ramps: (a) Grade:10 per cent, maximum; (b) Surface: concrete ramps must have a coarse surface.	DPW, DPR, Contractor(s)	5/28/96	
726	Box 1	22	Trail Construction Policies	Inspection: Trails should be inspected and repaired after each rain.	DPW, DPR, Contractor(s)	5/28/96	
728	pg 2/ Camille Dudley	2	Correspondence from Altadena Equestrian Association to Brookfield Homes	Relocation of the southern entrance of Sunset Ridge Trail east to the County flood control entrance to by-pass construction versus relocating trail entrance to the east to eliminate future problems and safety issues	DPW, DPR, Contractor(s)	4/15/97	
729	Box 3pg 2/ Camille Dudley	3	Correspondence from Altadena Equestrian Association to Brookfield Homes	Reestablishment of existing hiking, equestrian trail through LA Vina. This is a recorded easement and cannot be changed without proper vacate process.	DPW, DPR, Contractor(s)	4/15/97	
733	Box 3	1	Parks and Recreation Letter to Mr. Kit Carson	Trail Construction Polices - Conformance - All work shall conform to all governing codes and LA County ordinances and/or standard specification of public works construction. Design will endeavor to preserve the natural character of the site.	DPR	5/16/00	
734	Box 3	2	Parks and Recreation Letter to Mr. Kit Carson	Grades - Trail grades shall not exceed 10%, except in areas where this standard would result in excessive switchbacks that a grade of 15% will be permitted for distances of less than three hundred feet.	DPR	5/16/00	
735	Box 3	3	Parks and Recreation Letter to Mr. Kit Carson	Drainage - Surface drainage will be provided by undulating the grade with rolling dip water bars and installing open rock and /or rubber water deflectors in conjunction with metal flume inlets and culverts to carry water down slope. Rock dissipaters will be installed below drainage structures to reduce trail erosion. Trails will be graded so that the tread is outsloped along the entire length.	DPR	5/16/00	
736	Box 3	4	Parks and Recreation Letter to Mr. Kit Carson	Trail Clearance - Trees and shrubs will be maintained to minimum width of eight feet from center line. Ten feet of clearance is recommended. Overhead clearance shall be maintained at ten feet minimum, above the trail tread.	DPR	5/16/00	
737	Box 3	5	Parks and Recreation Letter to Mr. Kit Carson	Switchbacks - Sharp switchbacks should be avoided. In areas where they can not be avoided the trail should be structurally reinforced.	DPR	5/16/00	

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738	Box 3	6	Parks and Recreation Letter to Mr. Kit Carson	Trail Width - A ten foot width is desirable. A minimum tread of four feet is permitted for short distances in areas where obstacles can not be avoided as long as the following criteria are met: A clear area above the obstacle of six feet can be maintained for equestrian riders to pass through. There is a clear visibility to an area eight feet wide and not less than ten feet away where the rider can escape opposing traffic. It is not at a corner or in a hazardous area. A minimum tread width of eight feet is required at corners and in hazardous areas. A ten foot tread width is recommended.	DPW, DPR	5/16/00	713
740	Box 3	8	Parks and Recreation Letter to Mr. Kit Carson	Surface Road Crossing - Surface road crossing must meet public works standard crossing with the addition of warning signs posted a minimum of one hundred feet before the crossing facing traffic on both sides of the roadway. If a road crossing is placed in a location where traffic might not be expecting to see a crossing it is recommended that a series of Bot Dots is placed across the roadway within site of the Equestrian crossing sign to alert motorists of the non-typical crossing.	DPR	5/16/00	709
741	Box 3	9	Parks and Recreation Letter to Mr. Kit Carson	Signs - All identification and trail signs shall be uniform throughout the project and provide for safety and control.	DPR	5/16/00	
742	Box 3	10	Parks and Recreation Letter to Mr. Kit Carson	Equestrian Tunnels - Tunnel construction will be of a box culvert type. Ingress and egress ramps will not exceed 15%. Ramps made of concrete will have a heavy rough broomed finish. A ten foot minimum width is recommended. The minimum width allowable is eight feet. Tunnels are recommended to have a head clearance of ten feet. If this clearance is not possible a sign requesting equestrians to dismount should be posted at the entrance of the tunnel. No tunnel will have less than eight feet of head clearance. A complete drainage system will be included in each tunnel.	DPW, DPR	5/16/00	
743	Box 3	11	Parks and Recreation Letter to Mr. Kit Carson	Equestrian Entrances - All equestrian entrances will have ADA accessible motorcycle barriers installed.	DPW, DPR	5/16/00	
744	Box 3	1	Correspondence from Altadena Equestrian Association to Brookfield Homes	Complaint not done - prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the portion of the trail off-site.	DRP, DPW, DPR	9/27/00	165
746	Box 3	2	Revised Plan Review Comments	Proposed split rail fencing shall be included along the realigned portion of the equestrian trail from the north side of the parking lot driveway and continued to northwest corner of the basketball court where the realigned trail meets the existing trail. To provide continuity as well as separation between pedestrians and equestrians, the split rail fence shall also be included from south side of the driveway to the intersection of the Sunset Ridge Road and Loma Alta Ave.	DRP, DPW, DPR	10/26/00	719
747	Box 3	3	Revised Plan Review Comments	Provide concrete curb between the sidewalk and the equestrian trail to prevent debris flow from the equestrian trail onto the sidewalk.	DPR	10/26/00	

LA VINA DEVELOPMENT PROJECT

PARK IMPROVEMENTS (GYM)

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
185	Box 1	9	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The La Vina Plan - Loma Alta Park Improvements- More than a half-million dollars in improvements will upgrade Loma Alta Park and expand it by nearly 6 acres, including a 4 1/2 acre equestrian center. Sidewalks along the western and southern project boundaries, and through the park connecting the recreational areas will provide more and safer access. Parking lots will be redesigned and parking spaces will be added.	DPW, DPR	6/1/90	126, 128, 129, 158, 164, 319, 640
195	CAO	1	La Vina Development (Tract #: 45546) (July 31, 1990)	Acceptance of the proposed mitigation plan for the La Vina development at Eaton Canyon Natural Area Park is contingent upon Department approval of fencing materials, and interpretive signage. The project must be approved by the Los Angeles County Board of Supervisors as well.	DPR, DRP	7/30/90	624
196	Box 3	1	Quimby Meeting Minutes	Department of Parks and Recreation informed developer SWD that a Park Development agreement must be entered into to secure the approved Lincoln Ave mitigation plan.	DPR	7/31/90	
313	Box 3	2	La Vina Specific Plan No. 2 - Site Plan Review and Vesting Tentative Tract 45546	The developer shall dedicate approximately 4.5 acres of land to Loma Alta Park. The developer will also bond or provide acceptable security for improvements to Loma Alta Park. The dedication to LA County for expansion of the park of off-site land and park improvements will be credit towards Quimby Fee obligations as required for the La Vina development. The total amount of improvements inclusive of land dedication shall not exceed \$575,000.	DRP, DPW, DPR	1/1/92	158, 639
319	Box 3	8	La Vina Specific Plan No. 2 - Site Plan Review and Vesting Tentative Tract 45546	Prior to issuance of the building permit for the 67th unit or eight months following receipt by the developer of permitted park improvements plans, the developer shall implement the Loma Alta Park improvements as per plans approved by LA County Department of Parks and Recreation. Prior to implementation of the park improvement plan, Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation	DRP, DPW, DPR	1/1/92	164, 313, 640
777	Parks and Recreation	9	Gymnasium Development Project (Capital Project No. 70903)	Scope of Project: Analyze and evaluate two potential gymnasium locations and provide recommendation for gymnasium location based on the following criteria:	DPR	10/1/98	
778	Parks and Recreation	10	Gymnasium Development Project (Capital Project No. 70903)	Scope of Project: Preparation of design and construction documents to include, plans, specifications, estimates and all necessary contract documents to accomplish the following:	DPR	10/1/98	
792	Parks and Recreation	24	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - Site Preparation, Demolition, Removal & Utilities	DPR	10/1/98	
				1. Remove existing basketball courts surfacing, poles, backboards and lighting poles and fixtures.			
				2. Remove, grub and dispose of all turf, shrubs and trees in the construction area.			
				3. Determine if the left field ball field light standard and fixtures will need to be relocated to accommodate the proposed gymnasium building.			
				4. Determine if the existing electrical, gas, water, sanitary sewer and fire hydrant services to the site are sufficient for the development of the proposed gymnasium.			
				5. Remove existing decomposed granite picnic area, including soil, concrete walks, barbeque braziers and 3' high block wall for replacement of outdoor basketball court.			
				6. Provide for the excavation and grading for the building foundations and floor slabs, and concrete walkways, ramps, and flat work. Soil shall be disposed of, off-site, in a lawful manner.			

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
793	Parks and Recreation	25	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - Gymnasium Building	DPR	10/1/98	
				1. Provide for a new Gymnasium Building design that will be compatible with the existing park structures and which will be resistant to vandalism and deterioration. The building shall be approximately 8,912 square feet and shall include an audible alarm security system. The consultant shall provide for relocating the left field ball field light.			
				2. Provide a floor plan that has the approximate square footage and contains the amenities for the various uses listed as follows:			
				a. <u>Main competition room - 7,800 sq. ft.</u> shall accommodate: (i) a high school basketball court (50'x84') and 3 tiers of telescoping bleachers, (ii) a hardwood maple floor surfacing with court makings, for high school basketball, volleyball, and badminton (iii) floor plates for net posts, (iv) swing up basketball backboards, hoops and nets, (v) an electric score board, (vi) a built-in public address system.			
				This room shall be serviced by a heating, ventilation, and air-conditioning system.			
				b. <u>Mechanical/Electrical room - 104 sq. ft.</u> shall contain: (i) the electrical panels, (ii) the heating, ventilation, and air-conditioning system for the building			
				c. <u>Men's restroom - 228 sq. ft.</u> shall have: (i) two water closets, (ii) two urinals, (iii) two lavatories, (iv) two mirrors, (v) two hand dryers, (vi) a baby changing station, and (vii) mechanical heating, ventilation, and air-conditioning system			
				d. <u>Women's restroom - 228 sq. ft.</u> shall have: (i) four water closets, (ii) two lavatories, (iii) two mirrors, (iv) two hand dryers, (v) a baby changing station, and (vi) mechanical heating, ventilation, and air-conditioning system			
				e. <u>Janitor's closet/Pipechase - 120 sq. ft.</u> shall include: (i) the pipe chase access, and (ii) service sink, storage shelves, floor drain and mop rack.			
				f. <u>Storage room - 208 sq. ft.</u> shall have: (i) double door access, (ii) a cabinet to house the public address system and the score board controls, (iii) shelving for balls, rackets etc. and (iv) space for tables, chairs and mats.			
				g. <u>Entrance/Lobby - 224 sq. ft.</u> shall have: (i) a double door access, (ii) a concrete flooring, and (iii) be totally enclosed.			
				3. Determine whether or not the oak tree on the south side of the gymnasium site should be protected or removed. The oak tree on the east side of the horse trail will not effect the gymnasium project and should be protected.			
				4. Design shall include all required signage for gymnasium interior and exterior.			
795	Parks and Recreation	27	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - Parking	DPR	10/1/98	
				1. A proposed parking lot south of the Alternative #1 building site has been graded to accommodate approximately 40 parking spaces. A small parking lot and passenger drop-off area north of the Alternative #1 and #2 building sites on Sunset Ridge Road is being constructed by the La Vina developer to accommodate 9 vehicles, including a handicap accessible space. This parking lot is being developed in conjunction with Sunset Ridge Road and the La Vina residential development. Required signage for this parking area shall be provided by the developer.			
				2. If the Alternative #2 building site is selected, the Consultant will be required to design a parking area with an equivalent number of parking spaces accessible from Sunset Ridge Road.			
				3. There is a potential for an additional 9 parking spaces on the north side of the equestrian ring in Lower Loma Alta Park.			

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796	Parks and Recreation	28	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - <u>Landscape and Irrigation Refurbishment</u>	DPR	10/1/98	
				1. Redesign the irrigation system around the building site to be compatible with the existing system and provide proper irrigation of turf and plantings around the new building.			
				2. Provide quick couplers along the new sidewalks and flat work areas to allow for wash downs with 50' hoses.			
				3. Provide for landscape renovation around the new building to blend with the existing ball fields and landscape plantings, in addition to reducing the potential for vandalism and developing an identity for the building entrance.			
797	Parks and Recreation	29	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - <u>Security Lighting</u>	DPR	10/1/98	
				1. Exterior security lighting shall be provided along new sidewalk, and at all entrance/exit doors to the gymnasium building.			
				2. Light fixtures shall provide for downward lighting minimizing the visibility of the light source which shall be from 400 watt metal halide units and be fitted with lexan lenses for vandal resistance.			
				3. Fixtures shall be mounted at a height of twenty feet on metal poles, where there is a danger of the poles being damaged by maintenance equipment they shall be mounted on raised concrete bases.			
				4. Provide for the Lighting system to be operated with photo-cell on and a time clock off control system with the tamper-resistant photo-cell mounted externally and the time clock mounted in the mechanical/electrical room of the building.			
798	Parks and Recreation	30	Gymnasium Development Project (Capital Project No. 70903)	Specific Requirements - <u>Basketball Court</u>	DPR	10/1/98	
				1. Provide a new lighted basketball court (50' wide x 84') including striping, backboards, hoops, nets, and benches. Provide a 2' wide concrete border around the court.			
766	Box 1	1	Letter from James Noyes of Department of Public Works to Brian Ten of Carde Ten Architects	Evaluate converting one of the existing tennis courts to a basketball court in lieu of the currently designed exterior court. The existing fencing should be modified to completely separate the converted court from the adjacent tennis court.	DPR, Contractor(s)	8/13/01	

LA VINA DEVELOPMENT PROJECT

CIRCULATION IMPROVEMENTS (ROAD, STREET LIGHTS, STRIPING, PEDESTRIAN)

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
11	CAO	11	Weber Letter	Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.	DPW, DPR	11/14/89	124
13	CAO	2	La Vina Design Guidelines	Neighborhood streets within each planning area shall receive consistent treatment. Single loaded streets will have sidewalks on one side only. The five planning areas have parkways on both sides of the street; a 7-foot parkway adjacent to the sidewalk, and a 5-foot parkway on the opposite side of the street. See design guidelines for a list of selected and alternate street trees.	DPW	12/26/89	
62	CAO	21	La Vina Specific Plan	To provide pedestrian access throughout the development which connects the recreational areas with residential neighborhoods.	DRP	12/26/89	53
114	CAO	73	La Vina Specific Plan	The roadway improvements on Lincoln Avenue will require the developer to extend the existing curb two feet into the street and construct a sidewalk six feet from the new curb which will cut into the park approximately four feet from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue. This road widening will allow for one northbound and one southbound lane, as well as parking along the new curb on the park side of the road.	DPW, DPR	12/26/89	1, 187
116	CAO	75	La Vina Specific Plan	Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.	DPW	12/26/89	3
117	CAO	76	La Vina Specific Plan	Raise the parking lot at the south corner of Loma Alta Park to within three feet of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.	DPW, DPR	12/26/89	4
118	CAO	77	La Vina Specific Plan	Develop an access road to this parking lot from the newly constructed Sunset Ridge Road.	DPW, DPR	12/26/89	5
119	CAO	78	La Vina Specific Plan	Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge Road to allow for pedestrian use.	DPW, DPR	12/26/89	6
120	CAO	79	La Vina Specific Plan	The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.	DPW	12/26/89	7
121	CAO	80	La Vina Specific Plan	Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.	DPW, DPR	12/26/89	8
122	CAO	81	La Vina Specific Plan	Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.	DPW, DPR	12/26/89	9
159	CAO	118	La Vina Specific Plan	Prior to the recordation for the Final Map, the developer shall bond for proposed offsite improvements to Lincoln Avenue, as indicated in Exhibit 12, section A-A of the Specific Plan Design Guidelines.	DPW	12/26/89	636
187	Box 1	11	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The La Vina Plan - Lincoln Avenue Improvements- Lincoln Avenue will be widened and landscaped from the La Vina entrance south to Altadena Drive. These improvements will improve traffic flow, provide a safe pedestrian walkway and offer a protected equestrian trail.	DPW	6/1/90	1, 114
253	CAO	56	Tentative Tract Map No. 45546	Restripe Woodbury Rd. to provide one additional eastbound thru lane at its intersection with Lincoln Ave.	DPW	11/5/90	

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
255	CAO	58	Tentative Tract Map No. 45546	The applicant shall provide traffic mitigation measures at the following intersections: 1) Lincoln Ave & Woodbury Road = NB & SB - Convert the exclusive RT lane to a shared right through lane. 2) Arroyo/Windsor Bl. & Woodbury Road = NB & SB - Convert the exclusive RT lane to a shared right/through lane. 3) Arroyo Boulevard & Foothill Freeway westbound ramps = WB - Convert the shared left/through lane to a shared left/through/right lane. 4) Lincoln Avenue & Woodbury Road = NB & SB - Convert the exclusive RT lane to a shared right through lane. 5) Arroyo/Windsor Bl. & Woodbury Road = NB & SB - Convert the exclusive RT lane to a shared left/through lane. 6) Arroyo Boulevard & Foothill Freeway westbound ramps = WB - Convert the shared left through lane to a shared left/through/right lane. 7) Lincoln Avenue & Altadena = Install a two phase signal (Standard signal warrants were met and are provided in Appendix C).	CALTRANS, DPW	11/5/90	456, 458
256	CAO	59	Tentative Tract Map No. 45546	Contribute to the cost of traffic mitigation measures. At the following intersections the applicant shall determine his proportional shares and submit his determination to this Department for review and approval: 1) Lincoln Avenue & Woodbury Road = NB & SB - Add one through lane, EB & WB - Convert the exclusive RT lane to a shared right/through lane. 2) Arroyo/Windsor Bl. & Woodbury Road = NB - Add one exclusive right turn lane, EB - Convert the exclusive RT lane to a shared right/through lane. WB - Add one exclusive left turn lane. 3) Arroyo Boulevard & Foothill Freeway westbound ramps = SB - Add one exclusive right turn lane.	DPW	11/5/90	244, 253, 254
257	CAO	60	Tentative Tract Map No. 45546	Prior to recordation of the final map, the applicant must satisfy the City of Pasadena and Caltrans with respect to traffic impacts within their jurisdiction at the intersection of Lincoln Ave. and Westbound 210 ramps.	DPW	11/5/90	255, 256
406	CAO	73	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	Cumulative traffic impacts on the various surrounding intersections were identified. Various mitigation measures have been included in the conditions of approval to reduce these cumulative impacts.	DRP	1/26/93	244, 253, 254, 255, 256
455	Regional Planning	38	Mitigation Monitoring Program Report - August 1999	Traffic/Circulation. Existing-Plus-Project Mitigation Measures.	DPW	5/93	All of above
				Lincoln Avenue and Woodbury Road. Eastbound: Convert the eastbound exclusive right-turn lane into a shared right/through lane. This would reduce the V/C ratio from 0.87 to 0.82 during the afternoon peak hour.	DPW		255
				Arroyo/Windsor Boulevard and Ventura Street. Installation of a two-phase signal at this location would improve the operating conditions of LOS A. Standard signal warrants indicate that the existing traffic volumes are sufficiently high as to warrant installation of a traffic signal.	DPW		
456	Regional Planning	39	Mitigation Monitoring Program Report - August 1999	Traffic/Circulation. Cumulative Project Alternative One Mitigation Measures-Project-Related	DPW	5/93	255
				Lincoln Avenue and Woodbury Road. Northbound and Southbound: convert the exclusive right-turn lane to a shared right/through lane.	DPW		255, 455
				Arroyo/Windsor Boulevard and Woodbury Road. Northbound and Southbound: convert the exclusive right-turn lane to a shared right/through lane.	DPW		255, 455
				Arroyo/Windsor Boulevard and Foothill Freeway Westbound Ramps. Westbound: convert the shared left/through lane to a shared left/through/right lane.	DPW		255, 455
458	Regional Planning	41	Mitigation Monitoring Program Report - August 1999	Traffic/Circulation. Cumulative Project Alternative One	DPW	5/93	255
				Lincoln Avenue and Woodbury Road. Add one through lane. Eastbound and Westbound: convert the exclusive right-turn lane to a shared right/through lane.	DPW		
459	Regional Planning	42	Mitigation Monitoring Program Report - August 1999	Traffic/Circulation. Cumulative Project Alternative Two	DPW	5/93	

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
				Lincoln Avenue and Woodbury Road. Add one through lane. Eastbound and Westbound: convert the exclusive right-turn lane to a shared right/through lane.	DPW		255, 455, 458
				Arroyo/Windsor Boulevard and Woodbury Road. Northbound: add one exclusive right-turn lane. Eastbound: convert the exclusive right-turn lane to a shared right/through lane. Westbound: add one exclusive right-turn lane.	DPW		
				Arroyo/Windsor Boulevard and Foothill Freeway Westbound Ramps. Southbound: add one exclusive right-turn lane.	DPW		
460	Regional Planning	43	Mitigation Monitoring Program Report - August 1999	Traffic/Circulation. In an effort to minimize the potential traffic impact of the proposed project on the local street system and, in particular, the residential neighborhood to the south of the site, a transportation management plan has been prepared of the project that would serve as a monitoring device for proposed mitigation measures. The plan would include the following elements:	DPW	5/93	
				Bus service will be provided for students at the proposed school on the site. Adequate capacity will be provided to ensure that up to 200 students can be transported to school each day. This will require four buses, each with a capacity of 50 students.	DPW		
				Of the 300 students who will arrive by private automobile, direct access to the campus will be limited to those who have an authorized on-site pass. The school plans to limit the number of passes to 150 to ensure that the total number of private vehicles carrying students will be limited to no more than 150 per day. Therefore, it is expected that fully half, 150 of the 300 students, will carpool.	DPW		
				The school will provide a matching service for parents of the students so carpools can be formed by those students without passes. It will be necessary to maintain an ongoing carpool matching service for parents of students to ensure that students without passes can quickly and easily find a carpool when and if a carpool dissolves. Faculty and staff will also be provided with carpool matching service.	DPW		
				Faculty and staff will be provided with passes to enter and park on the site. The passes will be numbered and their use will be monitored to ensure that these areas are not being used by non-authorized vehicles.	DPW		
				Residents of the site will also be provided with numbered passes to ensure their entry can be monitored. All guests will be required to be registered prior to admittance onto the site.	DPW		
				Carpool matching will also be available for residents of the site. Although most successful carpool programs are employment-based, it is estimated that a moderate rate of participation can be expected to further reduce the volume of traffic generated by the site.	DPW		
689	Regional Planning	24	2nd Amendment to Tentative Tract Map No. 45546	Provide the following modified traffic mitigation measures to the satisfaction of this Department: Pay for the entire cost to install traffic signals at the intersections of Lincoln Avenue/Altadena Drive and Ventura Street/Windsor Avenue-Arroyo Boulevard.	DRP, DPW	1/22/96	255
690	Regional Planning	25	2nd Amendment to Tentative Tract Map No. 45546	Provide the following modified traffic mitigation measures to the satisfaction of this Department: Convert the existing northbound and southbound exclusive right-turn lanes to a shared through/right turn lane at the intersection of Lincoln Avenue/Woodbury Road. Widening of the north and south legs may be required at this intersection. Detailed striping and signing plans along with additional right of way, if needed, to accommodate an additional through lane on both legs shall be prepared and submitted to this Department of review and approval.	DRP, DPW	1/22/96	255, 256
691	Regional Planning	26	2nd Amendment to Tentative Tract Map No. 45546	Provide the following modified traffic mitigation measures to the satisfaction of this Department: Restripe the east approach of the intersection of Arroyo Boulevard and Foothill (I-210) Freeway westbound ramps to provide a right-turn only lane and a shared left/right turn lane to the satisfaction of Caltrans. The applicant shall coordinate with Caltrans for the implementation of this mitigation.	DRP, DPW	1/22/96	255, 256
692	Regional Planning	27	2nd Amendment to Tentative Tract Map No. 45546	Provide the following modified traffic mitigation measures to the satisfaction of this Department: Contribute to the cost to restripe the eastbound and westbound exclusive right turn lanes to shared through/right-turn lanes and modify traffic signals if necessary at the intersection of Lincoln Boulevard/Woodbury Road. The applicant shall determine the project's proportional share and submit his determination to this Department for review and approval.	DRP, DPW	1/22/96	256

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
764	Box 1	2	Letter from James A. Noyes of Department of Public Works to Carde Ten Architects	Design a new parking area on the south side of Loma Alta Drive, in the area between the Equestrian Ring and existing walkway. Develop as many parking stalls as possible in this area. The intent is to eliminate the need for a parking variance. The plan shall include replacing any trees that are removed due to the new parking area.	DPW, Contractor(s)	7/2/01	
765	Box 1	3	Letter from James Noyes of Department of Public Works to Brian Ten of Carde Ten Architects	Develop sufficient parking to either eliminate the need for the parking variance, or to reduce the number of requested spaces for the variance. The work shall include all required approvals and permits for the work.	DPW, Contractor(s)	7/2/01	
767	Box 1	2	Letter from James Noyes of Department of Public Works to Brian Ten of Carde Ten Architects	Modify the existing turnaround in the north area of the Park and prepare a new design for additional parking in the area of the currently designed exterior basketball court. This new parking area should be designated to provide the required spaces for the project.	DPW, Contractor(s)	8/13/01	
768	Box 1	3	Letter from James Noyes of Department of Public Works to Brian Ten of Carde Ten Architects	Investigate restriping the existing parking lot in the southern area of the Park. Consider the ratio of compact stalls to standard stalls. Determine if the number of spaces can be increased.	DPW, Contractor(s)	8/13/01	

LA VINA DEVELOPMENT PROJECT

DRAINAGE (CATCH BASIN)

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
84	CAO	43	La Vina Specific Plan	To provide an infrastructure system, including sewer, water and storm drain systems that will adequately serve full build-out of the Specific Plan development.	DPW	12/26/89	
260	CAO	63	Tentative Tract Map No. 45546	The subdivider shall submit an area study to the Director of Public Works to determine whether capacity is available in the sewage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the Director of Public Works.	DPW	11/5/90	
321	Box 3	10	La Vina Specific Plan No. 2 - Site Plan Review and Vesting Tentative Tract 45546	Prior to issuance of the building permit for the 67th unit, construction of the detention basins adjacent to Loma Alta Drive shall be completed.	DPW	1/1/92	166
360	CAO	27	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	A drainage concept plan, outlining all hydrology conditions, has been approved.	DPW	1/26/93	430
363	CAO	30	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	A 2.3 acre detention basin will be constructed to retain runoff.	DPW	1/26/93	435
365	CAO	32	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	Temporary erosion control measures will be implemented, following grading, to minimize sedimentation effects on Millard Canyon.	DPW	1/26/93	438

LA VINA DEVELOPMENT PROJECT

LANDSCAPING

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
75	CAO	34	La Vina Specific Plan	Design Guidelines covering five topical areas including site planning, architecture, signage, lighting and landscaping will be used to ensure a quality appearance and identity for La Vina.	DRP	12/26/89	78,79,80,81
78	CAO	37	La Vina Specific Plan	Provide Design Guidelines which establish parameters for development of architectural styles.	DRP	12/26/89	75
79	CAO	38	La Vina Specific Plan	Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant areas, open space, and landforms.	DPW, DPR	12/26/89	75/102
93	CAO	52	La Vina Specific Plan	The major ridges which form backdrops and skylines have been identified as viewed from roads and areas on all sides of the subject site. These primary ridgelines will be preserved from all grading activities.	DPW	12/26/89	
314	Box 3	3	La Vina Specific Plan No. 2 - Site Plan Review and Vesting Tentative Tract 45546	Prior to recordation for the final map, the developer shall bond for proposed off-site improvements to Lincoln Ave as indicated in Exhibit 13, Section A-A of the Specific Plan Design Guidelines	DPW	1/1/92	159
382	CAO	49	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	All on-site and off-site open space areas will be buffered in a manner to discourage additional encroachment by the new residents.	DPR	1/26/93	472

LA VINA DEVELOPMENT PROJECT

TREE PRESERVATION & AUGMENTATION (Oak Trees)

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
115	CAO	74	La Vina Specific Plan	The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root systems of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.	DPR	12/26/89	210
123	CAO	82	La Vina Specific Plan	Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.	DPR	12/26/89	
181	Box 1	5	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: A Preconstruction Archeological Survey - To commemorate the Gabrielino Indians heritage, a large oak grove in the vicinity of the archeological study area will be designated as a public interest point and named in honor of the Gabrielino Indians.	DRP	6/1/90	
182	Box 1	6	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: Oak Tree Preservation - When La Vina is complete, there will be 2,812 oak trees onsite, an increase in the total oak tree population by more than 50% over what exists there today.	DRP	6/1/90	
239	CAO	42	Tentative Tract Map No. 45546	Plant street trees on 211 streets to the Department's satisfaction.	DPW	11/5/90	
401	CAO	68	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	The related conditional use permit and oak tree permit authorize relocation or removal, and replacement of 170 impacted and protected oak trees. The removal of the oak trees proposed will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure.	DRP	1/26/93	410
462	Regional Planning	45	Mitigation Monitoring Program Report - August 1999	Biological Resources. The project as currently designed will eliminate 0.64 acres of stream course and low quality riparian habitat from the site. This impact requires that a 1603 Agreement be reached with California Department of Fish and Game (CDFG). In order to reach this agreement, recreation of at least an equal amount of quality riparian habitat has been designated into the mitigation plan. The 1603 Agreement has been issued a Section 404 Nationwide Permit. The mitigation plan prepared for the 1603 Agreement specifies the dedication of Millard Canyon to the Santa Monica Mountains Conservancy and the following habitats replacement measures to be implemented in nearby Eaton Canyon: planning 5.73 acres of sycamore woodland species, including 200 California sycamores; planning 4.94 acres of alluvial scrub species, including 50 California sycamores; planning 0.64 acres of riparian scrub species including mulefat, arroyo willow, and red willow; the mitigation project will be monitored and maintained for five years.	Department of Fish and Game/ DPR/ DPW	5/93	

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
465	Regional Planning	48	Mitigation Monitoring Program Report - August 1999	Biological Resources. Since construction is planned in the vicinity of native oaks, efforts will be exercised to avoid their damage or removal. An oak tree report and mitigation plan has been approved by the Los Angeles County Forester.	Forester and Fire Warden	5/93	376
				One mitigation measure included here is the implementation of special mitigations for the lost Engleman oaks. The Engleman oaks lost should be replaced on at least a 12:1 ratio, resulting in a minimum of 36 Engleman oaks on-site after project completion.	DRP		
				Oaks damaged as a result of project implementation shall be replaced at a ratio of 6:1 with one heritage tree to be replaced on a 12:1 ratio.	DRP		
				Common avenues of damage to preserved and newly planted oaks, which much be avoided, include: 1) over watering; 2) under watering; 3) soil compaction above the root zone; 4) drainage alteration; and 5) poisoning by weed inhibitors used in conjunction with paving activities.			
				No cutting, grading, filling, trenching, or other restructuring of the soil shall take place within the dripline of an oak. Should any construction requiring one of these procedures be necessary within the dripline of an oak, a qualified expert shall be present during this activity.	DRP/DPW		
				Oak trees shall not be pruned in a manner to substantially alter their size or conformation. Pruning shall take place only when necessary for a public safety or for the health of the tree. All pruning cuts shall be made to lateral branches or at the base of the branch at the shoulder rings, stubbing or dehorning will not be permitted. All pruning shall be accomplished by a certified arborist.	DRP, DPR		
				Landscaping requiring irrigation shall not be planted within the dripline of any oak because native oaks are susceptible to root rot caused by excessive unseasonable irrigation. The design of landscape irrigation systems outside the dripline of the oaks shall be such that the area within the dripline is not wetted during system operation. In addition, surface runoff from impermeable surfaces shall be directed away from oaks. Where natural topography has been altered, provisions shall be made for drainage away from trunk oaks to prevent water from ponding or collecting within the dripline of any oak.	DRP, DPR		
596	Regional Planning	54	Urban Vision Report April 1995 (California Department of Fish and Game 1603 Streambed Alteration Agreement)	An annual report shall be submitted to the department by January 1 of each year for 5 years after planting. This report shall include the survival, percent cover, and height of both tree and shrub species. The number by species of plants replaced, and overview of the revegetation effort, and the method used to assess these parameters shall also be included. Photos from designated photo stations shall be included.	DRP, DPR	Prior to 1995	

LA VINA DEVELOPMENT PROJECT

OTHER

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
46	CAO	5	La Vina Specific Plan	Provide an annual monitoring report for the Specific Plan to track the progress of the plan and monitor required infrastructure for the development.	DRP	12/26/89	
47	CAO	6	La Vina Specific Plan	Preserve and enhance phasing plan which is a general and logical estimate of how development will occur.	DRP	12/26/89	
52	CAO	11	La Vina Specific Plan	Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind the development.	DRP	12/26/89	
80	CAO	39	La Vina Specific Plan	Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.	DRP	12/26/89	75
81	CAO	40	La Vina Specific Plan	Provide guidelines for the creation, implementation and maintenance of a fuel modification zone in areas where high fuel load and open space areas encroach upon development.	FD	12/26/89	75
82	CAO	41	La Vina Specific Plan	Develop a planned community that provides backbone infrastructure systems and public facilities to support development in an effective and timely manner.	DPW	12/26/89	
83	CAO	42	La Vina Specific Plan	Provide a project phasing plan that ties development with the provision of needed infrastructure and services.	DPW	12/26/89	
94	CAO	53	La Vina Specific Plan	A grading concept plan has been prepared in a manner which mitigates the effects of slides or potential slides. Detailed grading plans to be prepared for implementation must follow this grading plan and the recommendations of the geotechnical consultant.	DPW	12/26/89	
100	CAO	59	La Vina Specific Plan	Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual phasing plan for the project. However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.	DPW	12/26/89	82,83,103,355
109	CAO	68	La Vina Specific Plan	Erosion control devices shall not be moved or modified without the approval of the Building Official.	DPW	12/26/89	
125	CAO	84	La Vina Specific Plan	The developer shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.	DPR	12/26/89	
126	CAO	85	La Vina Specific Plan	The developer will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.	DPR	12/26/89	
128	CAO	87	La Vina Specific Plan	All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, the developer has accepted a financial obligation inclusive of the Quimby requirements totaling \$575,000.	DPR/ DPW	12/26/89	158,185,313,639
129	CAO	88	La Vina Specific Plan	Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development.	DPR	12/26/89	

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132	CAO	91	La Vina Specific Plan	If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or is not clearly understandable, those regulations of the Los Angeles County Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Los Angeles County Code.	DRP	12/26/89	
133	CAO	92	La Vina Specific Plan	This Specific Plan may be amended by ordinance, the same procedure it was adopted by. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.	DRP	12/26/89	
135	CAO	94	La Vina Specific Plan	Whenever a use has not specifically been listed as being permitted use in a particular zone classification with the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.	DRP	12/26/89	
141	CAO	100	La Vina Specific Plan	In no case shall transfers of dwelling units result in: * Exceeding the overall plan capacity of 272 dwelling units * Allocating excess units outside of the planning areas * A change in the density classification * Exceeding prescribed planning unit maximums by more than 20 percent * Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area	DRP	12/26/89	
152	CAO	111	La Vina Specific Plan	Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible or any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.	DRP	12/26/89	
157	CAO	116	La Vina Specific Plan	Prior to the recordation of the Final Map the developer shall dedicate land and bond for improvements required for Sunset Ridge Road. The acreage necessary for dedication will be based on final engineering drawings, as approved by the County of Los Angeles prior to the issuance of grading permits for Phase I development.	DPW	12/26/89	
160	CAO	119	La Vina Specific Plan	Prior to the issuance of the first building permit, construction of Phase I off-site water system upgrades to meet fire flow requirements for Phase I of development shall be completed.	DPW/FD	12/26/89	315
161	CAO	120	La Vina Specific Plan	Prior to the issuance of the first building permit, the developer shall appoint an architectural advisory committee to serve as an advisory group to the developer in the review of architectural style for the development. The committee will include the project architect, the applicant's representative, and members of the community.	DRP	12/26/89	316
162	CAO	121	La Vina Specific Plan	During construction, the developer shall follow the provision of the "Neighborhood Construction Impact Mitigation Program." The developer understands that this program is designed to minimize the impacts to the surrounding neighborhood caused by construction.	DRP	12/26/89	317
163	CAO	122	La Vina Specific Plan	The "Employment and Business Development Program," as outlined in Appendix VI-E herein will be implemented on a "Best Efforts" basis to encourage training and employment opportunities for the La Vina project development.	DRP	12/26/89	318, 638
169	CAO	128	La Vina Specific Plan	Prior to the issuance of the 170th building permit, the construction of the second phase of water system improvements shall be completed.	DPW/FD	12/26/89	324, 637
172	CAO	131	La Vina Specific Plan	Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.	DRP	12/26/89	

Master ID#	Locator	Document ID#	Document Description	CONDITION	Responsible Agency	Date	Reference (Master ID #)
173	CAO	132	La Vina Specific Plan	The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.	DRP	12/26/89	
174	CAO	133	La Vina Specific Plan	Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution ordinance.	DRP	12/26/89	
175	CAO	134	La Vina Specific Plan	The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit.	DRP	12/26/89	
176	CAO	135	La Vina Specific Plan	All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permit or any other permit for the property.	DPW	12/26/89	171
177	Box 1	1	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The Economic Employment Development Program - Objective- The program will provide Altadena with a coordinated vocational training and job placement center, intended to fill the gap left by the loss of government-sponsored affirmative action programs. Training and job placement will begin in early July.	Contractor(s)	6/1/90	
178	Box 1	2	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The Economic Employment Development Program - Funding- Money for the operation and management of this program has been donated by the La Vina builders, Southwest Diversified and Cantwell-Anderson.	Contractor(s)	6/1/90	
179	Box 1	3	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: The Economic Employment Development Program - Structure- The Altadena Economic Development Board has been established to administer the program. The Board has 11 voting members and two ex-officio members representing Supervisor Antonovich and Assemblyman Pat Nolan. The executive director of the AEDB is Andrew Oliver.	Contractor(s)	6/1/90	
188	Box 1	12	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: Working Hours - Hours of construction work will be specifically limited. There will be no construction activity on weekends and holidays except under special conditions approved in advance by L.A. County Monitoring Staff.	Contractor(s)	6/1/90	
189	Box 1	13	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: Traffic - Construction-related traffic will be limited to a certain route designed to minimize the noise, dust, and inconvenience to nearby residents.	Contractor(s)	6/1/90	
190	Box 1	14	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: Noise - A special noise abatement program such as the construction traffic routing, will be implemented.	Contractor(s)	6/1/90	
191	Box 1	15	Pamphlet from Southwest Diversified and Cantwell-Anderson	Commitment: Dust Control - A monitoring program will be implemented to ensure adequate watering of the development area to control dust during grading.	Contractor(s)	6/1/90	
288	CAO	91	Tentative Tract Map No. 45546-5	Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.	DRP	11/5/90	
301	CAO	104	Tentative Tract Map No. 45546-5	Provide an easement for ingress and egress with a minimum width of 15 feet for open space Lots 280 and 281.	DRP	11/5/90	

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308	CAO	111	Tentative Tract Map No. 45546-5	Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract covenants which would require continued maintenance of the plantings for lots having planted slopes. Prior to recordation, submit a copy of the document to be recorded to the Department of Regional Planning.	DPW	11/5/90	
373	CAO	40	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	The loss of some riparian habitat and a portion of a stream course will be mitigated by the dedication of Millard Canyon to the Santa Monica Mountains Conservancy, or other public agency acceptable to the county, and habitat replacement measures implemented in nearby Eaton Canyon.	DPR	1/26/93	375, 597
375	CAO	42	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	The project does not involve the removal of additional water from Millard Canyon.	DPW	1/26/93	373, 597
407	CAO	74	Oak Tree Permit Case No. 87-0440-5 (Board Approved)	The property shall be developed in compliance with the revised plans marked exhibit A and dated October 29, 1992.	DRP	1/26/93	
475	Regional Planning	60	Mitigation Monitoring Program Report - August 1999	Cultural Resources. The clearing and initial stages of grading shall be monitored to locate and recover any significant material that appears. Any significant material recovered during the work will be described in a detailed report and the material will be donated to a local institution that has proper facilities for curation, display, and use of the artifacts.	DPW/DRP	5/93	
476	Regional Planning	61	Mitigation Monitoring Program Report - August 1999	Cultural Resources. Monitor building destruction and initial grading stages if controlled excavation does not reveal the location of the Millard burials.	DPW/DRP	5/93	
477	Regional Planning	62	Mitigation Monitoring Program Report - August 1999	Cultural Resources. If the Millard burials are recovered, they should be studied and a report prepared, and the remains should be interred in a nearby cemetery, in accordance with LA County ordinances.	DPW/DRP	5/93	
478	Regional Planning	63	Mitigation Monitoring Program Report - August 1999	Cultural Resources. Complete controlled excavation in the area where the Millard headstone was found. Controlled excavation should be terminated if soil conditions establish little likelihood that the burials will be recovered.	DPW/DRP	5/93	
510	Regional Planning	96	Mitigation Monitoring Program Report - August 1999	Electricity: The relocation and/or undergrounding of any existing overhead lines, street lighting, power poles or related facilities belonging to Southern California Edison which may require location or undergrounding shall be at the developer's expense. Such relocation shall be in accordance with the utilities electrical design, standards, rules and regulations, and State of California mandated safety orders GO-95 and GO-128.	DPW	5/93	86, 513
597	Regional Planning	55	Urban Vision Report April 1995 (Army Corps of Engineers)	Provide information packets to residents outlining appropriate steps to protect Millard Canyon. The Section 401 certification, Condition No. 11, addresses part of this.	DPW/DPR	Prior to 1995	373, 375
599	Regional Planning	57	Urban Vision Report April 1995 (Army Corps of Engineers)	The operator shall fully implement the "Final Mitigation Plan at Eaton Canyon Wash, Pasadena, California", dated August 1994.	DPW	Prior to 1995	

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600	Regional Planning	58	Urban Vision Report April 1995 (Army Corps of Engineers)	Fully implement all mitigation measures stipulated in the Streambed Alteration Agreement No. 5-420-90.	DPW	Prior to 1995	
601	Regional Planning	59	Urban Vision Report April 1995 (Army Corps of Engineers)	Submit design for pet fence along Millard Canyon to USFWS prior to installation.	DPW	Prior to 1995	
616	Regional Planning	74	Urban Vision Report April 1995 (Army Corps of Engineers)	Meet yearly with city to review status of the project.	DRP/DPW	Prior to 1995	
624	Regional Planning	82	Urban Vision Report April 1995 (California Regional Water Quality Control Board)	The applicant shall implement the mitigation measures proposed in the "Final Mitigation Plan at Eaton Canyon Wash, Pasadena, California, August 1994" and the modifications thereto, resulting from the U.S. Fish and Wildlife Service's September 26, 1994, letter addressing Corps' Predischarge Notification No. 94-610-FT. The applicant shall submit the modified final mitigation plan to the Los Angeles RWQCB.	DPW	Prior to 1995	195
644	Regional Planning	102	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	William H. Lockert (Homeowner): Engineering Asphalt Parking Area, Construct Retaining wall at Right of Way, Feather & Join Exist. Driveway/Remove Portion of Exist.Retaining wall and Construct/new retaining wall as shown/Relocate and Adjust water meter/Construct new concrete drive approach/Relocate Mailbox/Existing power pole to be relocated Landscaping	DRP/DPW/ Contractor(s)	Prior to 1995	
645	Regional Planning	103	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	Melvin Clark (Homeowner): Engineering Feather & Join exist. Driveway/adjust water meter to grade/pine tree to be removed/construct new retaining wall at right of way/remove portion of planter wall within street R.O.W./relocate mailbox/construct new concrete drive approach/new curb line Vegetation Install new Entry walk & Steps, Remove and replace existing block wall/Install new concrete drive approach/existing trees to be removed/Build new curb line/Install breaks in wall to allow for future removal ornamental steel guard rail along top of wall/Install Large, Med, Small, Shrubs/Install ground cover/Install canopy tree/Construct new retaining walls.	DRP/DPW/ Contractor(s)	Prior to 1995	
646	Regional Planning	104	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	Dorothy Martin: Engineering Remove and relocate water meter/construct new retaining wall at R.O.W./Feather & Join exist. Driveways/Construct concrete drive approach Landscaping Construct new retaining wall/Construct new concrete drive approach/Install Small, Med., Large Shrubs/Install ground over/Construct new curb line/Install lines on wall/Install canopy tree.	DRP/DPW/ Contractor(s)	Prior to 1995	
647	Regional Planning	105	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	Robert Cardena (Homeowner): Engineering Feather & Join Exist Driveways/Remove exist. Portion of retaining wall & Plaster reconstruct as shown/Construct new concrete driveway approach Landscaping Install Large, Medium Shrubs/Install vines on wall/Retain existing retaining wall/Install ground cover/Construct new concrete drive approach/Install canopy tree/Construct new curb line.	DRP/DPW/ Contractor(s)	Prior to 1995	
648	Regional Planning	106	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	R.M. Stewart (Homeowner): Engineering Relocate existing power pole/Feather & Join exist. Driveway/Remove portion or exist. Retaining wall/Construct new concrete drive approach/Adjust mailbox to grade Landscaping Install Small & Medium Shrubs/Construct new retaining wall/Construct new curb line/Construct new concrete drive approach/Install Canopy Tree/Install Ground Cover.	DRP/DPW/ Contractor(s)	Prior to 1995	
649	Regional Planning	107	Urban Vision Report April 1995 (Lincoln Avenue Homeowner Agreements)	Mark Dulan (Homeowner): Engineering Feather & Join Existing Driveway/Adjust Mailbox grade Landscaping	DRP/DPW/ Contractor(s)	Prior to 1995	

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650	Regional Planning	108	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	William Rickert (Homeowner): Engineering Feather & Join Existing Driveway/Adjust Water Meters to Grade/Adjust Mailboxes to grade Landscaping Existing planting to be replaced/Install Canopy Trees/Install Small, Medium, Large, Shrubs/Construct new Curb Line/Install Ground Cover	DRP/DPW/ Contractor(s)	Prior to 1995	
651	Regional Planning	109	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Jaford C. Thomas (Homeowner): Engineering Adjust Water meter to grade/Adjust Gas to grade/Adjust Sewer MH meter to grade. Landscaping Install large, medium, small shrubs/Install Canopy Tree/Install Ground Cover/Construct new curb line/Install Palm Tree.	DRP/DPW/ Contractor(s)	Prior to 1995	
652	Regional Planning	110	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Harold Devezin (Homeowner): Engineering Adjust Sewer MH to grade/Feather & Join exist. Driveway/Adjust Mailboxes to grade/Construct new concrete drive approach Landscaping Install Small, Medium, Large Shrubs/ Construct new concrete drive approach/ Install Ground cover, Install canopy tree	DRP/DPW/ Contractor(s)	Prior to 1995	
653	Regional Planning	111	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Matthew N. Richardson (Homeowner): Engineering Adjust Mailbox to grade/Construct New Concrete Drive approach/Feather & Join Existing Driveway Landscaping Install small, medium, large, shrubs/Construct new curb line/Install ground cover/Install canopy tree	DRP/DPW/ Contractor(s)	Prior to 1995	
654	Regional Planning	112	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Clarence L. Anderson (Homeowner): Engineering Relocate mail box/Feather & Join exist. Driveway (remove to 1st Brick Band) Construct new concrete drive approach Landscaping Construct new concrete drive approach/Install canopy tree/Install small shrubs	DRP/DPW/ Contractor(s)	Prior to 1995	
655	Regional Planning	113	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Cecil E. Younger (Homeowner): Engineering Feather & Join Exist. Concrete Driveway (Remove to 1st rich Band)/Main Power & Telephone/New Edge of Pavement Line Landscaping Install canopy tree/Install palm tree/Install medium shrubs.	DRP/DPW/ Contractor(s)	Prior to 1995	
656	Regional Planning	114	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Pasadena Cemetery: Engineering Feather & Join Existing Driveway/Protect Existing 5' High Chain Link Fence Landscaping	DRP/DPW/ Contractor(s)	Prior to 1995	
657	Regional Planning	115	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Loy Winters (Homeowner): Engineering Feather & Join Existing Driveway/ Remove and replace hedge row/Adjust water meter to grade/Adjust mailbox to grade Landscaping Install vines on Fence/Construct new curb line/ Install canopy Tree/Install ground cover	DRP/DPW/ Contractor(s)	Prior to 1995	
658	Regional Planning	116	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Indrawati Jones (Homeowner): Engineering Feather & Join existing driveway/Protect 3' high chain link fence & juniper row or remove and replace Landscaping Install canopy tree/Install medium shrubs/Construct new edge of pavement	DRP/DPW/ Contractor(s)	Prior to 1995	
659	Regional Planning	117	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Paul D. McKenzie (Homeowner): Engineering If required, remove & replace gate/Relocate water meter & adjust for grade/Remove & Replace existing retaining wall & force/Remove & Replace existing driveway/Join existing driveway expansion joint Landscaping Install vines on fence/Install ground Cover/Install canopy tree	DRP/DPW/ Contractor(s)	Prior to 1995	
660	Regional Planning	118	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Jerome J. Soule (Homeowner): Engineering Saw cut, remove, replace concrete driveway/Remove, replace split rail fence with 1' high retaining wall & new split rail fence/ Restricted height area for sight distance/Remove & replace existing concrete driveway approach. Landscaping Install vines on fence/Install ground cover/Install canopy tree/Install small shrubs.	DRP/DPW/ Contractor(s)	Prior to 1995	
661	Regional Planning	119	Urban Vision Report April 1995 (Lincoln Avenue Homeowner	Kennedy Bryant (Homeowner): Engineering Feather & Join Existing Driveways X3/Future proposed storm drain inlet/rock planter to be removed Landscaping Any damage to auto irrigation system or plant material during construction of new ground cover will be repaired or replaced by developer	DRP/DPW/ Contractor(s)	Prior to 1995	

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662	Regional Planning	120	Urban Vision Report April 1995 (Lincoln Avenue Homeowner)	Jim Sugawawara (Homeowner): Engineering Landscaping Feather & Join Existing driveway/Adjust water valve to grade	DRP/DPW/ Contractor(s)	Prior to 1995	
663	Regional Planning	121	Urban Vision Report April 1995 (Lincoln Avenue Homeowner)	Leon Davis (Homeowner): Engineering Landscaping	DRP/DPW/ Contractor(s)	Prior to 1995	